



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17575 Peak Avenue Morgan Hill CA 95037 (408) 778-6480 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

PLANNING COMMISSIONERS

Joseph H. Mueller, Chair
John Moniz, Vice Chair
Wayne Tanda, Commissioner

Susan Koepp-Baker, Commissioner
Robert Benich, Commissioner

PLANNING COMMISSION MEETING

DECEMBER 14, 2010

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

PLANNING COMMISSION AGENDA

DECEMBER 14, 2010

PAGE 2

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

ORDERS OF THE DAY

MINUTES: November 9, 2010

PUBLIC HEARINGS:

1) 2 Hours **RESIDENTIAL DEVELOPMENT CONTROL SYSTEM(RDCS) PUBLIC HEARINGS FOR THE 2010-11 COMPETITIONS**

APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENTS HAVE REQUESTED A BUILDING ALLOTMENT UNDER THE CITY'S RESIDENTIAL DEVELOPMENT CONTROL SYSTEM, PURSUANT TO CHAPTER 18.78 OF THE MORGAN HILL MUNICIPAL CODE:

- a) **MEASURE C, MC-10-01: WATSONVILLE-DIVIDEND:** A request for a Residential Building Allocation for Fiscal Year 2012-13. The project is a 16 unit single-family residential development on a 10.3-acre parcel located at 15200 Watsonville Road on the South side of Watsonville opposite La Alameda. (APN 779-03-137, 138 & 139)
- b) **MEASURE C, MC-10-02: HALE-SIGNATURE:** A request for a Residential Building Allocation for Fiscal Year 2012-13. The project is a 108 lot single family residential development on 30.3 acres located on the east side of Hale Avenue and southerly extension of Saffron Drive. (APN 764-09-012)
- c) **MEASURE C, MC-10-03: DIANA-SHERIMAR:** A request for a Residential Building Allocation for Fiscal Year 2012-13. The project is a 91 lot single family residential development on 34.35 acres located on the south side of Diana Avenue with interior streets connecting to Bradford Way and Jasmine Way. (APN 728-18-012, 728-19-001, 002, 003, 728-20-038, 728-20-037)
- d) **MEASURE C, MC-10-04: MONTEREY-DYNASTY:** A request for a Residential Building Allocation for Fiscal Year 2012-13. The proposed 129 unit townhouse and condominium project is located on a 7.3 acre site on the west side of Monterey Road, approximately 780 feet north of the Watsonville Road and Monterey Road intersection. (APN 767-23-026 & 029)

PLANNING COMMISSION AGENDA

DECEMBER 14, 2010

PAGE 3

- e) **MEASURE C, MC-10-05: WALNUT GROVE-UCP:** A request for a Residential Building Allocation for Fiscal Year 2012-13. The project is a 49 lot single family residential development on 8.89 acres located at the northwest corner of Walnut Grove Drive and San Pedro Avenue. (APN 817-11-002)
- f) **MEASURE C, MC-10-06: W. EDMUNDSON-UCP:** A request for a Residential Building Allocation for Fiscal Year 2012-13. The project is a 29 lot single family residential development on 8.11 acres located on the south side of West Edmundson Avenue opposite Olympic Drive (APN 767-10-013 & 014)
- g) **MEASURE C, MC-10-07: PIAZZA-UCP:** A request for a Residential Building Allocation for Fiscal Year 2012-13. The project is a 14 unit single family residential development on 2.56 acres located on the west side of Piazza Way south of West Edmundson Avenue. (APN 767-21-045)
- h) **MEASURE C, MC-10-08: DEL MONTE-BLACKWELL:** A request for a Residential Building Allocation for Fiscal Year 2012-13. The project is a 42 lot single family residential development on 8.3 acres located on the east side of Hale Avenue and southerly extension of Del Monte Avenue south of Llagas Road. (APN 764-21-027, 764-20-074)
- i) **MEASURE C, MC-10-09: MURPHY-CHELLINO:** A request for a Residential Building Allocation for Fiscal Year 2012-13. The project is an eight lot single family residential development on 2.34 acres located on the east side of Murphy Avenue approximately 610 feet south of East Dunne Avenue. (APN 817-19-001)

Recommendation: Open/Close public hearing following receipt of public testimony for each application and direct City Staff on those categories in each project evaluation that should be given further review.

DISCUSSION ITEM:

- 2) **10 Minutes** **MICRO MEASURE C, MMC-10-10: SAINT JAMES-DUNN:** A request for a residential building allotment under the City's Residential Development Control System pursuant to Chapter 18.78 of the Morgan Hill Municipal Code. The proposed development consists of five single family detached homes on approximately .65 acres located at the northeast corner of Saint James Drive and Saint Timothy Place. (APN 871-033-089)

Recommendation: Discussion

PLANNING COMMISSION AGENDA

DECEMBER 14, 2010

PAGE 4

TENTATIVE AGENDA FOR THE DECEMBER 16, 2010 MEETING:

- Continuation of December 14, 2010 meeting if necessary

TENTATIVE AGENDA FOR THE JANUARY 11, 2011 MEETING:

- ZA-10-03/EA-10-16: Santa Teresa-Blackrock
- SD-10-04/DA-10-01: Santa Teresa-Blackrock
- GPA-10-04/ZA-10-02/EA-10-11: E. Dunne-CVS
- Adjustment of RDCS Point Recommendations
- FY-2010/11 – 2014/15 CIP Discussion of Proposed Projects

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council Chambers, and deliver it to the Deputy City Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. As you are called, please walk to the podium to be recognized by the Chairperson. Please speak directly into the microphone while making your comments. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted

PLANNING COMMISSION AGENDA

DECEMBER 14, 2010

PAGE 5

upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the Planning Commission less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17555 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the Planning Commission. (Pursuant to Government Code 54957.5)

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